

127.0

0003

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel
831,700 / 831,700

USE VALUE:

831,700 / 831,700

ASSESSED:

831,700 / 831,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
137-39		WILDWOOD AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BOWES ROBERT E	
Owner 2:	
Owner 3:	

Street 1: 1010 MASS AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2362 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	70.	1.15	8									397,952						398,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
104		4950.000	433,700		398,000	831,700			81930
									GIS Ref
									GIS Ref
									Insp Date
									11/17/17

PREVIOUS ASSESSMENT

Parcel ID								
127.0-0003-0008.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	433,800	0	4,950.	398,000	831,800	831,800
2019	104	FV	337,100	0	4,950.	398,000	735,100	735,100
2018	104	FV	326,100	0	4,950.	352,500	678,600	678,600
2017	104	FV	305,600	0	4,950.	295,600	601,200	601,200
2016	104	FV	305,600	0	4,950.	295,600	601,200	601,200
2015	104	FV	271,700	0	4,950.	255,800	527,500	527,500
2014	104	FV	271,700	0	4,950.	247,300	519,000	519,000
2013	104	FV	282,900	0	4,950.	235,400	518,300	518,300

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes	
KATZ ALAN		1171-62		5/14/1997	Family			1	No	No	F	

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH									
Type:	13 - Multi-Garden		Full Bath:	2	Rating:	Average															
Sty Ht:	2A - 2 Sty +Attic		A Bath:	Rating:																	
(Liv) Units:	2	Total:	2	3/4 Bath:			Rating:														
Foundation:	2 - Conc. Block		A 3QBth:	Rating:																	
Frame:	1 - Wood		1/2 Bath:	Rating:																	
Prime Wall:	1 - Wood Shingle		A HBth:	Rating:																	
Sec Wall:			OthrFix:	Rating:																	
Roof Struct:	1 - Gable		OTHER FEATURES																		
Roof Cover:	1 - Asphalt Shgl		Kits:	2	Rating:			Very Good													
Color:	GREEN		A Kits:	Rating:																	
View / Desir:			Frl:	Rating:																	
GENERAL INFORMATION						WSFlue:	Rating:														
Grade:	C - Average		CONDOS INFORMATION																		
Year Blt:	1923	Eff Yr Blt:	Location:																		
Alt LUC:			Total Units:																		
Jurisdct:			Floor:																		
Const Mod:			% Own:																		
Lump Sum Adj:			Name:																		
INTERIOR INFORMATION						DEPRECIATION						REMODELING			RES BREAKDOWN						
Avg Ht/FL:	STD		Phys Cond:	AV - Average	31.	%	Exterior:				No Unit	RMS	BRS	FL							
Prim Int Wall:	2 - Plaster		Functional:				Interior:				2	5	2								
Sec Int Wall:			Economic:				Additions:														
Partition:	T - Typical		Special:				Kitchen:														
Prim Floors:	3 - Hardwood		Override:				Baths:														
Sec Floors:			Total:	31	%	Plumbing:															
Bsmnt Flr:	12 - Concrete		Basic \$ / SQ:	170.00			Electric:														
Subfloor:			Size Adj.:	1.12212229			Heating:														
Bsmnt Gar:			Const Adj.:	0.98000199			General:														
Electric:	3 - Typical		Adj \$ / SQ:	186.946			Totals	2	10	4											
Insulation:	2 - Typical		Other Features:	113500																	
Int vs Ext:	S		Grade Factor:	1.00																	
Heat Fuel:	2 - Gas		NBHD Inf:	1.00000000																	
Heat Type:	5 - Steam		NBHD Mod:																		
# Heat Sys:	2	% AC:	LUC Factor:	1.00																	
% Heated:	100		Adj Total:	628576																	
Solar HW:	NO	Central Vac:	Depreciation:	194858			Juris. Factor:				Before Depr:	186.95									
% Com Wall:		% Sprinkled:	Deprecated Total:	433717			Special Features:	0				Val/Su Net:	107.17								
							Final Total:	433700				Val/Su SzAd:	195.01								
MOBILE HOME						Make:				Model:				Serial #:				Year:			
SPEC FEATURES/YARD ITEMS						PARCEL ID 127.0-0003-0008.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N		Total Yard Items:				Total Special Features:								Total:							